

2004 North County Nomination Summary
Sully

APR Num	Supervisor District (Primary)	Sector	Special Area	Nominator Name	Address	Tax Map#	Acres	Current Plan	Nominated Change	PC Decision Date	PC Recommendation	BOS Action Date	BOS Action	Status
04-II-2F	Sully	Fox Lake (F4)		Judy Beattie	NA	NA	0.00	Heritage Resources: There are known and potential heritage resources located along the 7.2 mile length of Hunter Mill Road.	Recognize Hunter Mill Road as a Virginia Byway and as eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places. Also add text encouraging the use of conservation easements to protect these resources.	NA	Deferred to Hunter Mill Road Special Study	NA	NA	Deferred
04-III-1BR	Sully	Centreville (BR6)	Centreville Suburban Center (Land Unit D-9)	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.)	6504,6508 Old Centreville Rd	65-1((1))15,16	3.00	Residential 1-2 du/ac	Residential 2-3 du/ac	5/18/2005	Staff Alternative	6/20/2005	Adopt PC Recommendation	Adopted
04-III-3BR	Sully	Centreville (BR6)	Centreville Suburban Center (C-8)	Ted Troscianecki (WFCCA)	Address not assigned for : 65-2((1))17; 6205 Centreville Rd	65-2((1))17;65-2((2))2	1.33	Office up to .20 FAR	Baseline: Private Open Space; Option: residential 5-8 du/ac.	NA	NA	NA	NA	Withdrawn
04-III-4BR	Sully	Centreville (BR6)	Centreville Suburban Center (D-2)	Ted Troscianecki (WFCCA)	Address not assigned for: 65-1((10))8 ; 6200,6200 Multiplex Dr	65-1((10))8-10	4.80	Residential 16-20 du/ac at base level. Option south of Machen Rd: retail and office uses with conditions.	Add a condition limiting access for parcels 65-1((10))8-10 to Multiplex Dr	5/18/2005	Staff Alternative	6/20/2005	Adopt PC Recommendation	Adopted
04-III-5BR	Sully	Centreville (BR6)	Centreville Suburban Center (D-5)	Sheri L. Hoy (Sunset Knolls LLC)	14227 St Germain Dr	54-3((1))2	8.53	Residential use at 16-20 du/ac.	Mixed use up to 3.0 FAR comprised of 10-30% retail use, and 70-90% multi-family residential use at 30-40 du/ac.	NA	NA	NA	NA	Withdrawn

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04-III-6BR	Sully	Centreville (BR6)	Centreville Suburban Center (B4, B5)	Erika L. Byrd (McGuireWoods LLP)	13814,13826,13846,13848 ,13900,13916,13922, 13928 Lee Hy; Address not assigned for: 54-4((1)) 28A,46A,46B;54-4((2))A1; 13910,13911,13915, 13916,13919,13923, 13924,13927,13933 Braddock Rd; 5715,5709 Mt Gilead Rd; 5628,5632, 5636,5652 Pickwick Rd; 5701,5703,5705,5707, 5709,5711,5713,5715, 5717,5719,5721,5723, 5725,5727,5729,5731 Centre Square Dr; 13800 Leland Rd	54-4((1))26A,28A,28B,30, 30A,31,32,34,35A,36,46,4 6A,46B,47A,48-50,51A,53, 55-57;54-4((2))A1, B1,124, 125,126A;54-4((4))1;54-4 ((7))All	34.56	Land Unit B-4 portion: residential 2-3 du/ac. Land Unit B-5 portion: neighborhood serving retail and office at 0.25 FAR	Change B5 land unit boundary to include nominated portion of Land Units B-2 and B-4; add option to Land Unit B-5 for retail town center up to 1.0 FAR with conditions.	NA	Deferred to the Centreville Historic District Special Study	NA	NA	Deferred
04-III-7BR	Sully	Centreville (BR6)	Centreville Suburban Center (Centreville Farms-Land Unit F)	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.)	13638,13700,13708,13716 Leland Rd; 5416,5417, 5424,5425,5432,5433, 5440,5441,5448,5449, 5500,5501,5508,5509, 5516,5524,5525,5532 Summit St	54-4((2))2-7,8A,9A,10- 14,49-57	35.06	Base: Residential 1-2 du/ac; Redevelopment Option: same as base	Change redevelopment option to residential 5-8 du/ac with substantial consolidation.	NA	Deferred indefinitely	NA	NA	Deferred
04-III-8BR	Sully	Upper Cub Run (BR2) , Flatlick (BR3) , Stone Bridge (BR5)		Ted Troschianecki (WFCCA)	NA	NA	0.00	Residential .1-.2 du/ac for western part of sector	Recognize the relatively dark character of sky west of Cub Run and encourage light pollution prevention	5/18/2005	Deny the nomination and retain the Plan	NA	NA	Denied
04-III-9BR	Sully	Upper Cub Run (BR2) , Flatlick (BR3) , Stone Bridge (BR5)5)		Ted Troschianecki (WFCCA)	NA	NA	0.00	No specific text for the Pleasant Valley Rd corridor.	Add text to recognize that the Pleasant Valley Rd corridor has been designated a Virginia Byway. Encourage protection of scenic, historic and environmental resources	5/18/2005	Staff alternative	6/20/2005	Adopt PC Recommendation	Adopted

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04-III-10BR	Sully	Stone Bridge (BR5)		Ted Troscianecki (WFCCA)	NA	NA	0.00	Residential .1-.2 du/ac	Limit exterior lighting, impervious parking surfaces, temporary sanitation facilities, and special exception and special permit uses along the Bull Run Post Office Rd corridor.	5/18/2005	Deny the nomination and retain the Plan	NA	NA	Denied
04-III-11BR	Sully	Centreville (BR6)	Centreville Suburban Center (Land Units B-2,B-4,B-5)	Lawrence Baldwin	5649,5701,5714,5715,5718 Mt Gilead Rd; 13910, 13930,13933,13937, 13940,13941 Braddock Rd; Address not assigned for: 54-4((1))24B;54-4((24))A,B; 5633,5635,5637 Mount Gilead Rd; 5620, 5622,5624,5626,5628, 5630 Wharton La; 13919, 13921,13923,13925,13927 General Johnston Pl	54-4((1))24B,25A,31,36, 37,38A,40,41,43-46;54-4((24))A,B,1-9,18-22	24.29	Retail and office uses up to .25; option for motel or bed and breakfast near historic district	Expand historic overlay district and build a museum on the Mt. Gilead property	NA	None--deferred to the Centreville Historic District Special Study	NA	NA	Deferred
04-III-12BR	Sully	Centreville (BR6)	Centreville Suburban Center (Land Unit B-5)	Ted Troscianecki (WFCCA)	13800 Leland Rd; Address Not assigned for : 54-4((1))28A,46A,46B;54-4((2)) A1; 5624,5628,5632, 5636,5652 Pickwick Rd; 13910,13911,13915, 13916,13919,13923, 13924,13927,13933, 13937,13941,13945 Braddock Rd ; 13814, 13826,13846,13848, 13900,13916,13922, 13928 Lee Hy ; 5701,5709,5715 Mt Gilead Rd; 5701,5703,5705, 5707,5709,5711,5713, 5715,5717,5719,5721, 5723,5725,5727,5729, 5731 Centre Square Dr	54-4((1))8,26A,28A,28B, 30, 30A,31,32,34,35A,36, 37,44-46,46A,46B,47A,48-50,51A,53,55-57;54-4((2)) A1,B1,123-125,126A;54-4((4))1;54-4((7))All	37.55	Retail and office uses up to .25; option for motel or bed and breakfast near historic district	Increase requirements for compatability of development in B5 with the historic district adjacent in B2; recommends a "town center" that preserves the historic resources in B5; suggests expansion of the historic overlay district into part of B5	NA	None--Deferred to the Centreville Historic District Special Study	NA	NA	Deferred

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04-III-1DS	Sully	Upper Cub Run (BR2) , Flatlick (BR3)	Dulles Suburban Center (Land Unit I)	David L. Lause (Fadoul & Associates, P.C.)	Address not assigned for: 34-3((1))30A,30B,32	34-3((1))30A,30B,32	19.28	Industrial/ industrial/flex up to .35 FAR. Option: hotel and/or mix of office & industrial/flex.	S of Penrose Place and N of Schneider Branch: mix of uses up to .30 FAR, office/educational use (27%); retail, restarurants, recreation, services (73%)	5/18/2005	Deny the nomination and retain the Plan	NA	NA	Denied
04-III-4DS	Hunter Mill	Sully (UP6)	Dulles Suburban Center (Land Unit D-1)	Lisa M. Chiblow (Airston Land LLC c/o McGuireWoods LLP)	Address not assigned for: 24-2((1))2,4; 13717 Frying Pan Rd	24-2((1))2-4	7.35	Office up to .35 FAR with conditions.	Add option for residential 3-4 du/ac, subject to multiplier for elderly housing.	5/18/2005	Add option for senior housing up to 3 du/ac, subject to multiplier for elderly housing.	6/20/2005	Deferred indefinitely	Deferred
04-III-5DS	Hunter Mill	Sully (UP6)	Dulles Suburban Center (Land Unit D-1)	Keith C. Martin (Horsepen Run LLC)	13801,13713 Frying Pan Rd	24-2((1))1,10	67.12	Office up to .35 FAR with conditions.	Modify option to allow mixed use, including office, hotel, retail and residential, up to .35 FAR with conditions.	NA	Deferred indefinitely.	NA	NA	Deferred
04-III-6DS	Sully	Sully (UP6)	Dulles Suburban Center (Land Unit D-3)	Benjamin F. Tompkins (Reed Smith LLP)	Address not assigned for: 24-4((1))6C,6D,60,6F ; 13600 EDS Dr	24-4((1))6B,6C,6D,60,6F	161.24	Office use between 0.50 to 1.0 FAR. Option: hotel, conference center if integrated with existing office uses. Option: multifamily residential limited to transient use by employees of corporations within the land unit.	Office or mixed use up to 1.0 FAR with 50% office, 45% residential and 5% retail.	NA	Deferred indefinitely	NA	NA	Deferred

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04-III-7DS	Sully	Upper Cub Run (BR2)	Dulles Suburban Center (Land Unit F1)	Alison F. Kriviskey (Fairfax County Department of Planning and Zoning)	14800,14908,14916 Thompson Rd; 15001 Adkins Rd; 3700,3720, 3722,3727,3800,3801,380 4 Glorus Rd; 3700,3701, 3730,3800,3812,3832 Barney Rd; 14800,14801, 14834,14840,14843, 14847,14900,14901, 14905,14909,14912,14913 Murdock St; 3612,3720, 3724,3730,3920 Stonecroft Bv; 3900 Willard Rd; Address not assigned for: 33-2((1))1, 2B2,5B1,5B2,5D;33-2((2)) 11,11B ; 15110,15100 Lee Jackson Memrl Hy ; 3852, 3852,3852,3852,3852, 3852,3852,3852,3852, 3854,3856,3856,3856, 3856,3856 Dulles South Ct	23-4((1))1;33-2((1))1,2B2,2C,3,4,5B1,5B 2,5D,5E,5F;33-2((2))7- 9,9A,10,10A,10B,11,11B,1 2,13,13A,13C,14,14A,15,1 5A,15B,15C,16,16A,17,18, 18A,19,20,20A,20B,20C,2 0D,20E,21;33- 2((7))(A)All;33- 2((7))(B)All;34- 1((2))11A,13B	268.86	Office and industrial/flex up to .35 FAR with conditions. Options: hotel, conference center, restaurant, cultural facilities, retail use up to .35 FAR with conditions.	Delete Land Use Recommendation # 3 (retail option) and related Transportation Recommendations #2 and #3 (access to Dulles Airport and to the Air and Space Museum).	5/18/2005	Adopt nomination as submitted	6/20/2005	None	Adopted
04-III-8DS	Sully	Flatlick (BR3)	Dulles Suburban Center (Land Unit J)	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Terpak. P.C.)	Address not assigned for : 44-3((1))15	44-3((1))15	50.99	Base use: Office, conference center/hotel, industrial/flex and industrial use at avg .50 FAR. Two options available for higher intensity mixed-use focal point in vicinity of intersection of Stonecroft Blvd. & Westfields Blvd.: Option A -- Mix of office, retail and hotel up to 1.0 FAR with conditions; Option B -- higher density, mixed use if transit station programmed into area	Modify base use to add residential and retail uses: mix of office, industrial flex, conference center, retail, residential	NA	NA	NA	NA	Withdrawn

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04-III-9DS	Sully	Flatlick (BR3)	Dulles Suburban Center (Land Unit J)	Robert A. Lawrence (Reed Smith, LLP)	Address not assigned for: 43-4((6))27,37A	43-4((6))27,37A	19.12	Office, conference center/hotel, industrial/flex and industrial uses up to .50 FAR except as noted in Rec # 5, 6.	Add option for multifamily residential at 30 to 40 du/ac.	NA	NA	NA	NA	Withdrawn
04-III-10DS	Sully	Flatlick (BR3)	Dulles Suburban Center (Land Unit I)	Lisa M. Chiblow (McGuireWoods LLP)	Address not assigned for: 44-1((1))1,1E	44-1((1))1,1E	39.20	Industrial and industrial/flex up to .35 FAR. Option: hotel and/or mix of office and industria/flex up to .35 FAR	Add retail component to option for mixed use with office/industrial/industrial flex (50%); retail (30-40%); and hotel (30-40%) up to .35 FAR.	NA	NA	NA	NA	Withdrawn
04-III-1FC	Sully	Lee-Jackson (UP8)	Fairfax Center Suburban Center (Sub-unit A5)	David A. Ross (Atlantic Realty Companies)	Address not assigned for: 46-1((22))J ; 12217 Ox Hill Rd	46-1((22))J;46-3((1))15	35.53	Baseline: residential 2 du/ac; Intermediate: office .07 FAR; Overlay: office .15 FAR and public facilities (electric power substation and transmission lines). Option: hotel use .15 FAR with conditions.	Overlay: office, retail, public facilities and institutional use (church) at .25 FAR	NA	Deferred indefinitely	NA	NA	Deferred
04-III-4FC	Sully	Lee-Jackson (UP8)	Fairfax Center Suburban Center (Sub Unit A5)	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.)	12217 Ox Hill Rd	46-3((1))15	35.38	Baseline: residential 2 du/ac; Intermediate: Office .07 FAR; Overlay office .15 FAR. Option: hotel use .15 FAR with conditions.	Add an option at the overlay level for mixed use: office/hotel (45%), retail (45%), residential (10%), up to .25 FAR; continued use of electrical substation and lines.	NA	NA	NA	NA	Withdrawn
04-III-5FC	Sully	Lee-Jackson (UP8)	Fairfax Center Suburban Center (Sub-Unit A6)	Thomas W. Armstrong (Dept. of Housing and Community Development)	12116,12114 Lee Jackson Memorial Hwy	46-3((1))9,9A	1.66	Baseline: Residential 2 du/ac; Intermediate: Office .15 FAR; Overlay: Office .25 FAR	Add option for Public Facilities use for training facility and interim housing for trainees (30 single rooms) at .75 FAR	NA	NA	NA	NA	Withdrawn

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04-III-6FC	Sully	Lee-Jackson (UP8)	Fairfax Center Suburban Center (Sub-unit A6)	Robert A. Lawrence (Reed Smith LLP)	Address not assigned for: 46-3((1))14C	46-3((1))14C	6.94	Baseline: residential 2 du/ac; Intermediate: office .15 FAR; Overlay: Office .25 FAR	Option at intermediate level for residential 8 du/ac	05/18/2005	Deny the nomination and retain the Plan	NA	NA	Denied
04-III-3UP	Sully	Lee-Jackson (UP8)		Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.)	12908 Lee Jackson Mem Hy	45-2((1))1A	30.56	Residential 2-3 du/ac	Residential 4-5 du/ac	NA	NA	NA	NA	Withdrawn